040.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	973,600 / 973,600
					USE VALUE:	973,600 / 973,600
					ASSESSED:	973,600 / 973,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MESIBOV MARLI & HIPPS MICHAEL
Owner 2:	STUDLEY RICHARD & MOLLIE
Owner 3:	
Street 1:	27 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TSAI ERNEST/TRUSTEE -
Owner 2:	ERNEST TSAI RECOVABLE TRUST -
Street 1:	PO BOX 537
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 6,247 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2727 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6247.000	487,700		485,900	973,600
Total Card	0.143	487,700		485,900	973,600
Total Parcel	0.143	487,700		485,900	973,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.02 | /Parcel: 357.0

Legal Description

User Acct 27205

GIS Ref

GIS Ref

Insp Date 04/13/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 040.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	487,800	0	6,247.	485,900	973,700	973,700	Year End Roll	12/18/2019
2019	104	FV	377,400	0	6,247.	516,300	893,700	893,700	Year End Roll	1/3/2019
2018	104	FV	377,400	0	6,247.	376,600	754,000	754,000	Year End Roll	12/20/2017
2017	104	FV	353,500	0	6,247.	328,000	681,500	681,500	Year End Roll	1/3/2017
2016	104	FV	353,500	0	6,247.	279,400	632,900	632,900	Year End	1/4/2016
2015	104	FV	314,200	0	6,247.	273,300	587,500	587,500	Year End Roll	12/11/2014
2014	104	FV	314,200	0	6,247.	224,700	538,900	538,900	Year End Roll	12/16/2013
2013	104	FV	327,200	0	6,247.	213,800	541,000	541,000		12/13/2012

!3341!

PRINT

Date	Time
12/10/20	18:37:07

LAST REV

Date	Time
09/26/19	13:14:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3341

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSAI ERNEST/TRU	70155-267		10/30/2017	Change>Sale	907,000	No	No		
TSAI T.H. ERNES	63999-204		7/30/2014	Convenience	1	No	No		
LIN YUAN-HAO--E	52776-593		5/15/2009	Family	1	No	No		
	15863-140		11/1/1984		145,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2017	1597	Inter Fi	27,500	C				
11/30/2017	1598	Inter Fi	27,500	C				
6/9/2015	630	Re-Roof	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Permit Insp	PC	PHIL C
4/13/2009	Measured	197	PATRIOT
3/5/2000	Mailer Sent		
3/2/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	27205
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6247		Sq. Ft.	Site		0	80.	0.97	1									485,927						485,900	

Total AC/HA:	0.14341	Total SF/SM:	6247	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total: 485,927	Spl Credit	Total: 485,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08174336
Const Adj.:	0.98990101
Adj $ / SQ:	182.039
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662628
Depreciation:	174934
Depreciated Total:	487694

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

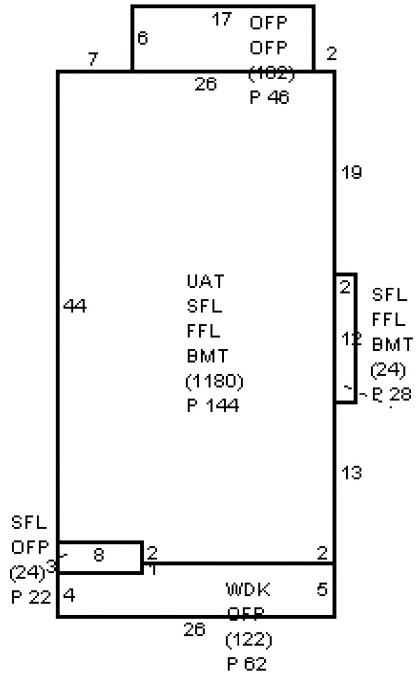
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.04
Special Features:	0	Val/Su Net:	110.77
Final Total:	487700	Val/Su SzAd	200.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,228	182.040	223,544
BMT	Basement	1,204	54.610	65,753
FFL	First Floor	1,204	182.040	219,175
OFP	Open Porch	350	21.000	7,350
UAT	Upper Attic	295	127.430	37,591
WDK	Deck	122	14.050	1,715

Net Sketched Area:	4,403			Total:	555,128
Size Ad	2432	Gross Are	5288	FinArea	2727

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	